



- GENERAL SURVEYOR NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 7190, Page 49, Official Records of Brazos County, Texas.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
 3. The building setback requirements are established by the City of Bryan, Code of Ordinances.
 4. Current Zoning: RD-S
 5. Sewer service for Lot 2-R to be relocated within the 35' Pr.U.E. upon development of Lot 3-R

Legend and Abbreviations

OE	Overhead Electrical Line
1/2" Iron Rod Found	
1/2" Iron Rod Set	
B.S.L.	Building Setback Line
P.U.E.	Public Utility Easement
P.A.E.	Public Access Easement
P.D.E.	Private Drainage Easement
Pr.U.E.	Private Utility Easement

LINE	BEARING	DISTANCE
L1	S 49°18'27" E	99.16'
L2	S 1°01'27" E	95.93'
L3	S 3°21'53" W	31.49'
L4	S 9°37'41" W	52.51'
L5	S 9°37'41" W	115.42'
L6	S 1°59'40" W	88.46'
L7	S 6°00'11" E	59.98'
L8	N 40°53'13" E	5.99'
L9	S 49°06'47" E	51.10'
L10	S 40°53'13" W	5.99'
L11	S 49°09'01" E	11.91'
L12	S 40°53'13" W	5.99'
L13	S 49°06'47" E	31.10'
L14	N 40°53'13" E	5.99'
L15	N 87°52'14" W	58.82'
L16	N 32°58'57" E	20.65'
L17	N 48°32'46" W	10.11'
L18	N 32°58'57" E	19.16'
L19	N 87°52'14" W	55.77'
L20	S 82°37'21" W	70.99'
L21	S 40°55'54" W	5.38'
L22	S 49°57'28" E	10.00'
L23	N 48°32'46" W	10.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	53°53'31"	35.00'	32.92'	17.79'	N 6°02'11" E	31.72'
C2	53°53'31"	25.00'	23.51'	12.71'	N 6°02'11" E	22.66'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, The First Presbyterian Church of Bryan, acting through Ruby James, Clerk of the Session, owners and developers of the land as conveyed to us in the Deeds Records of Brazos County in Volume _____ Page _____ and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

Ruby James, Clerk of the Session
 First Presbyterian Church of Bryan

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ruby James known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____

Notary Public, Brazos County, Texas

A CERTIFICATE OF THE COUNTY CLERK

I, _____ County Clerk of Brazos County, Texas, do hereby certify that this plat together with its certificates of authentication was filed for record in my office _____ day of _____, 20____ in the Official Records of Brazos County in Volume _____ Page _____

County Clerk
 Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman

A CERTIFICATE OF SURVEYOR

I, _____ Registered Professional Land Surveyor No. _____, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Surveyor

REPLAT

CAVITT'S SOUTHMOORE ADDITION

LOTS 1A-R, 2R, AND 3R, BLOCK 6

7.266 ACRES

ZENO PHILLIPS SURVEY, A-45

BRYAN, BRAZOS COUNTY, TEXAS

JANUARY, 2015

SCALE: 1"= 60'

Owner:
 First Presbyterian Church
 1100 Carter Creek Parkway
 Bryan, Texas 77802

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

